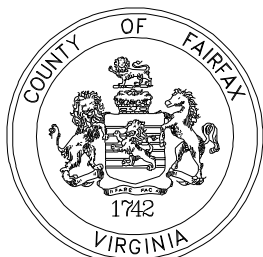


CONCEPT 3 (East and West Side, Northern Portion Only) IMPACTS	
Pedestrian Access and Safety	<ul style="list-style-type: none">Connects to existing RA trail that on both sides of Soapstone DriveConnects to three existing residential developments, one daycare facility and the commercial centerPotential to provide pedestrian refuge areas in medians at cross walk locations.Does not meet the intent of a continuous walkway from Glade Drive to South Lakes Drive.
Parking	<ul style="list-style-type: none">Removes 18 spaces on the east side shoulderFormalizes parking on the west side to improve safety and aesthetics.
Constructability	<ul style="list-style-type: none">No major issues foundRequires crossing over 2 culverts. Should be sufficient clearance between edge of pavement and guardrail.May require reconstruction of entrances to accommodate new drainage systems.Retaining wall required at the southbound right turn lane to the KinderCare
Drainage	<ul style="list-style-type: none">New storm drain system to be installed under proposed curb and gutter locations.Re-use existing pipes when possible, especially 24" concrete pipe under commercial center parking lot and concrete headwall at Snakeden Branch.Existing drainage outfalls to Snakeden Branch are less clearly defined on the west side. New stream outfall will likely be required for the north side.No new storm drainage would be required on the south side since no new construction will occur there
Property	<ul style="list-style-type: none">Temporary construction easements required.Possible permanent slope or sidewalk easement required at Whitney Park Cluster and Colonial Oaks Cluster.Possible retaining wall easement required at Shadowwood Condominiums and KinderCare.
Trees	<ul style="list-style-type: none">64% deciduous / 36% evergreen
Traffic	<ul style="list-style-type: none">Could improve site distance at up to six entrances by removing parked cars from the east shoulderImprove safety for northbound outside lane by removing parked cars from the shoulderEliminates hazard caused by parked cars (especially in northern section) trying to accelerate into traffic on an incline and over a large drop-off at the edge of pavement.Move left turning vehicles out of the through lane into left-turn lane.Provides potential space for bike lanes.
Utilities	<ul style="list-style-type: none">Documented ATT line in the shoulder on the west side. Conduit approximately 4' to 11' deep.Fairfax Water line under Soapstone Drive with connections to KinderCare and Shadowwood, Commercial Center, and Underoak Ct. Potential for conflict with storm drain system. Line is located under the west shoulder in northern section - potential for longitudinal conflict with proposed storm drain system on the west side.Gas line present to neighborhoods. Potential conflict with proposed storm drain system.
Costs	<ul style="list-style-type: none">Estimated implementation cost approximately \$1.3 million



SOAPSTONE DRIVE WALKWAY

CONCEPT 3 - BOTH SIDES, NORTHERN SECTION ONLY

(LANE REDUCTION)

